

# HUNTERS®

## EXCLUSIVE

6 Park Crescent, Guiseley, Leeds, LS20 8EL

Asking Price £800,000

Property Images



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GROSS INTERNAL AREA  
 FLOOR 1 114.5 m<sup>2</sup> FLOOR 2 85.1 m<sup>2</sup>  
 TOTAL : 199.6 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Map



### Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3  
 Tenure: Freehold

Nestled within the prestigious and sought-after area of Guiseley, this stunning stone-built detached family home offers an exceptional blend of period charm and modern living. Boasting well-proportioned rooms and exquisite original features throughout, this property provides a perfect balance of elegance and functionality, making it an ideal choice for families or those who love to entertain.

Upon entering, the welcoming porch leads into an impressive hallway adorned with elegant wood paneling, setting the tone for the character and warmth that flows throughout the home. The spacious living room is a delightful retreat, featuring a charming bay window and French doors that bathes the space in natural light, complemented by a cosy log-burning stove, perfect for relaxing on cooler evenings. The snug / office is equally inviting, benefiting from dual-aspect bay windows that enhance the sense of space and light and an original feature fireplace creating a versatile area for a range of uses.

For more formal occasions, the dining room provides a refined setting, with wood-paneled walls, parquet flooring, and a dual aspect offering picturesque views over the garden. This space seamlessly connects via the hallway to the heart of the home—the spectacular open-plan living kitchen. Designed to impress, this beautifully appointed kitchen boasts high-quality fixtures and fittings, integrated appliances, and a central island with a breakfast bar. The expansive dining and living areas ensure a sociable atmosphere, while the bi-folding doors open onto the rear garden, effortlessly blending indoor and outdoor living. A separate utility room adds further convenience, while a stylish guest WC completes the ground floor accommodation.

Ascending to the first floor, a spacious landing flooded with natural light leads to four generously sized double bedrooms. The master bedroom is a luxurious retreat, offering ample space and an en-suite bathroom, while the remaining bedrooms share access to a well-appointed house bathroom, finished to an excellent standard.

Externally, the property is set on a delightful plot with beautifully maintained gardens to the front, side, and rear. Mature shrubs and lawned areas provide a lush and tranquil setting, while a patio seating area creates the perfect space for outdoor dining and entertaining. A generous driveway provides ample parking and leads to a detached garage equipped with light and power. Beyond the garage, additional storage solutions are available in the form of a storeroom and an old cloakroom, adding to the practicality of this exceptional home.

Situated in a prime location, the property is within easy reach of highly regarded local primary and secondary schools, Guiseley itself offers a wealth of amenities, with a fantastic selection of restaurants, bars, and shops. For those commuting to the city, Guiseley train station is just a short walk away, providing convenient access to Leeds and beyond.

Combining timeless character with contemporary comforts, this superb family home offers a truly special living experience in one of Guiseley's most desirable locations. Viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

## Features

• DETACHED FAMILY HOME ON A LARGE PLOT • OPEN PLAN LIVING KITCHEN WITH BI FOLD DOORS • DOUBLE GARAGE AND DRIVEWAY • FOUR DOUBLE BEDROOMS • PERIOD FEATURES THROUGHOUT • CLOSE TO HIGHLY REGARDED SCHOOLS AND TRAIN STATION • SOUGHT AFTER TREE LINED CUL DE SAC • LOG BURNING STOVE • GUEST WC AND UTILITY ROOM • HUNTERS 360 TOUR